

Contact: Joan Racki

REGISTER OF UNIVERSITY OF IOWA
CAPITAL IMPROVEMENT BUSINESS TRANSACTIONS

Actions Requested: Consider recommending approval of:

1. Permission to proceed with project planning, including the design professional selection process, for the **Bowen Science Building – Modernize Building Systems** project.
2. The following actions for the **Pharmacy Building - Construct New Facility**, and **Dental Science Building – Renovate Galagan Auditoria** projects, major capital projects as defined by Board policy:
 - a. Acknowledge receipt of the University's final submission of information to address the Board's capital project evaluation criteria (see Attachment A for Pharmacy and Attachment B for Dental Science);
 - b. Accept the Board Office recommendation that the projects meet the necessary criteria for Board consideration;
 - c. Approve the demolition of the original, 1961 College of Pharmacy Building and the Quadrangle Residence Hall; and
 - d. Approve the schematic design for Pharmacy, and project descriptions and budgets, (\$96,300,000 for Pharmacy and \$2,757,191 for Dental Science), with the understanding that approval will constitute final Board approval and authorization to proceed with construction.

Executive Summary:

The University requests permission to proceed with project planning for the **Bowen Science Building – Modernize Building Systems** project, which would modernize the heating, ventilating and air conditioning (HVAC) system in the building, constructed in 1973 and the most intensely utilized laboratory facility on campus, to address capital renewal needs, improve system efficiency, decrease energy consumption, and reduce operating and maintenance costs. (See Attachment C for location.) The estimated project cost of \$17,825,000 would be funded by building renewal funds, energy conservation funds, and treasurer's temporary investment income.

The University requests approval of the schematic design and project description and budget (\$96,300,000) for the **Pharmacy Building – Construct New Facility** project, which would construct a new 161,200 gross square foot building for the College of Pharmacy and remodel portions of the existing 1996 South Tower which will remain. The University is also requesting permission to demolish the existing 1961 Pharmacy Building and the Quadrangle Residence Hall, which is the site of the new Pharmacy Building. The schematic design booklet, which is included with the Board's agenda materials, includes a site map showing the location of the new facility and the South Tower; the two buildings will sit directly across the street from each other.

The new building would provide a state-of-the-art Practice Pharmacy Laboratory; safe, flexible research space; academic spaces suited to active-learning environments; and collaborative study/gathering spaces for students, faculty, and staff. The South Tower would be utilized by the College of Pharmacy as space for research labs, offices, classrooms, and pharmaceuticals. The project would be funded by state appropriations, College of Pharmacy gifts and earnings, treasurer's temporary investment income and indirect cost recoveries.

The University also requests approval of the project description and budget (\$2,757,191) for the **Dental Science Building – Renovate Galagan Auditoria** project which would renovate the auditoria, including replacement of the seating and finishes, renovation of all auditoria entries to address Americans with Disability Act accessibility issues, replacement of the audio / visual systems, new energy-efficient lighting, and additional power and wireless access. The project also includes replacement of heating, ventilating and air conditioning systems serving this highly utilized area. The location of the Dental Science Building is shown on Attachment D. The project would be funded by College of Dentistry gifts and earnings.

Details of the Projects:

Bowen Science Building – Modernize Building Systems

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Oct. 2014	Requested

The laboratory space within the building primarily serves the colleges located on the Health Science campus. While the 375,000 gross square foot facility has undergone individual and isolated updates as needed to address pressing research needs, the systems supporting the laboratory space within the building remain nearly unchanged since it was constructed 41 years ago. Outdated exhaust systems and space terminal units have begun failing, drastically increasing the operating and maintenance costs. Failing HVAC systems create a risk of loss of grant-funded research and research support. The University reports that, on a square footage basis, the building houses 30 percent of the Carver College of Medicine grant funded research.

Pharmacy Building Replacement / Improvements

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Oct. 2011	Approved
Initial Review and Consideration of Project Evaluation Criteria		Oct. 2011	Received Report
Design Professional Selection (OPN Architects; Cedar Rapids)		Feb. 2012	Not Required*
Design Professional Agreement (programming, 50% schematic design)	\$ 799,000	Jan. 2013	Not Required*
Design Professional Amendments (complete schematic, build out space for UIP)	499,000	various	Not Required*
Program Statement		Sept. 2014	Not Required*
Schematic Design		Oct. 2014	Requested
Project Description and Budget	96,300,000	Oct. 2014	Requested
Final Review and Consideration of Project Evaluation Criteria		Oct. 2014	Receive Report

*Approved by Executive Director, consistent with Board policies.

The new building would consist of a six-story, rectangular shaped academic/research tower and an adjacent three-story structure that would house the lobby, commons, and large teaching spaces. The facility is situated on the site to allow for the construction of a future tower to the north of the proposed building. This strategy maximizes land-use efficiency and future flexibility in a very compact part of campus.

The building finishes fit the context of other nearby Health Science campus structures. The tower form is a combination of buff-colored terracotta panels, metal panels, and glass. The three-story structure is comprised of dark grey granite cladding and large expanses of glass. Large glass openings are positioned to offer views of the entrance plaza and the nearby Quad Ravine. Strategic placement of glass and the location of key programmatic spaces within the building will offer a glimpse into the internal workings of the building and its occupants.

The six-story tower is positioned on the site in an east-west orientation that aligns with Slater and Rienow Residence Halls to the south, maintaining a unified edge on the east and west ends of the building.

The following summarizes the square footage included in the program and schematic design of the project:

<u>Space</u>	<u>New Building</u>	<u>South Tower</u>	<u>Total NASF*</u>
Teaching			
Pharmacy Practice Laboratory	9,899		9,899
Multi-Purpose Room and Support	4,613		4,613
Team Based Learning & Support	4,309		4,309
Classrooms	<u>3,244</u>	<u>4,379</u>	<u>7,623</u>
Subtotal	22,065	4,379	26,444
Research and Support			
Dry Lab Research	4,840		4,840
Wet Lab Research	<u>21,501</u>	<u>10,964</u>	<u>32,465</u>
Subtotal	26,341	10,964	37,305
Informal Learning and Community			
Resource Center	2,176		2,176
Academic Communities	3,870		3,870
Common / Support	<u>5,898</u>	<u>1,129</u>	<u>7,027</u>
Subtotal	11,944	1,129	13,073
Office and Support			
Pharmacy Practice Lab	790		790
Departmental Offices	13,128		13,128
Dean's Office & Support	3,839		3,839
Information Technology	1,227		1,227
Faculty & Grad. Student Offices	<u>5,652</u>	<u>7,634</u>	<u>13,286</u>
Subtotal	24,636	7,634	32,270
Building Support			
Facilities Management Space	<u>2,717</u>	<u>1,180</u>	<u>3,897</u>
Subtotal	2,717	1,180	3,897
University of Iowa Pharmaceuticals			
Office		4,940	4,940
Solids Production		2,607	2,607
Laboratory		7,601	7,601
Support		<u>3,413</u>	<u>3,413</u>
Subtotal		18,561	18,561
TOTAL: NSF	87,703	43,847	131,550

*NASF – net assignable square feet

The following summarizes the location of functions identified on the previous page:

New Building:

Lower Level includes building support functions, IT space, and open shell space.

Ground Floor includes the Pharmacy Practice Lab, a large multi-purpose teaching space, a lobby commons, and building support space.

Second Floor includes a large, tiered teaching auditorium, classrooms, student academic communities, collaborative study spaces, and the Academic Affairs office area.

Third Floor includes Administrative offices, Departmental offices, and computational research space.

Fourth and Fifth Floors include faculty offices, graduate student offices, and research labs.

The Sixth Floor is an open, flexible, shelled floor designed to accommodate the future development of additional research labs.

Existing South Tower:

Ground and Second Floors includes UI Pharmaceuticals operations.

Third and Fourth Floors includes research labs and associated offices.

Fifth Floor includes classrooms and offices.

Project Budget

Construction	\$74,634,818
Planning, Design & Management	10,601,340
Furniture and Equipment	3,657,640
Contingency	<u>7,406,202</u>
TOTAL	<u>\$96,300,000</u>

Source of Funds: State Appropriations, College of Pharmacy gifts and earnings,
Treasurer's Temporary Investment Income, Indirect Cost Recoveries

Construction is scheduled to commence in the spring of 2016, upon demolition of the Quadrangle Residence Hall. Demolition of the 1961 building will take place after the new facility is constructed and occupied. All construction is scheduled to be completed during the summer of 2019.

Dental Science Building – Renovate Galagan Auditoria

Project Summary

	<u>Amount</u>	<u>Date</u>	<u>Board Action</u>
Permission to Proceed with Project Planning		Mar. 2014	Approved
Selection of Design Professional (InVision Architecture; Des Moines)		Mar. 2014	Approved
Initial Review and Consideration of Project Evaluation Criteria		Mar. 2014	Received Report
Design Professional Agreement	\$ 257,850	May 2014	Not Required*
Project Description and Budget	2,757,191	Oct. 2014	Requested
Final Review and Consideration of Project Evaluation Criteria		Oct. 2014	Receive Report

*Approved by Executive Director, consistent with Board policy

The auditoria are located on the first level of the Dental Science Building in an area that connects the north and south wings of the facility. (The auditoria are routinely partitioned into three separate spaces for classroom activities; with partitions removed, the space can accommodate 338 individuals.) The south wing, built in 1973, which hosts all clinical activities of the College, is currently undergoing significant renovation, funded primarily from state appropriations. When complete in 2016, this project will provide a state-of-the-art experiential lab and instructional environment serving every dentistry student. It will also provide renovated space for fully modernized public clinical services and practice. The Galagan Auditoria have not had any significant upgrades since the original 1973 construction. The existing layout limits the functionality of the facility and the ability to effectively teach and present to students and professionals both on and off campus.

Project Budget

Construction	\$2,102,481
Planning, Design & Management	446,610
Contingency	<u>208,100</u>
TOTAL	<u>\$2,757,191</u>

Source of Funds: College of Dentistry Gifts and Earnings

**Pharmacy Building – Construct New Facility
Evaluation Criteria**

Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional Mission / Strategic Plan: The College of Pharmacy's (COP) mission is to serve the state, nation, and world by:

- Preparing outstanding pharmacists and pharmaceutical scientists to meet health care needs of the diverse populations of the state and enhancing the delivery of essential pharmacy services for all citizens.
- Developing and transferring new advances in pharmaceutical science and technology to strengthen and support the State of Iowa and society.
- Enhancing human health through the creation and dissemination of knowledge in discovery, development and evaluation of new drugs and drug delivery systems, optimization of safe and effective drug use, and improvement of pharmaceutical services through pharmaceutical care delivery.

The UI College of Pharmacy is the only public pharmacy program (Pharm.D.) in the state of Iowa. Admission to the College of Pharmacy is extremely competitive. College of Pharmacy graduates are well prepared and in high demand following graduation. For the past 10 years, College of Pharmacy graduates have had a 96-100% passing rate on all licensure exams, and the College has had a 100% placement rate.

The strategic plan for the COP focuses on enhancing the pharmacy professional program experience, providing distinguished research and scholarship, enhancing interdisciplinary activities, and improving efficiency and productivity. All these points are absolutely essential for the fulfillment of COP's mission and future strategic plan. In a recent strategic assessment of the COP, the analysis highlighted that the current facilities are a major weakness in achieving the mission and strategic goals. Having functionally and operationally improved facilities will enable the COP to: compete and attract quality faculty; enhance the education of students and interactions among them; significantly improve interdisciplinary activities by providing modern facilities for research and collaboration; and improve efficiency and productivity on numerous different levels.

Other Alternatives Explored: Small and incremental remedies have been utilized in recent years in order to keep the facility functioning. Continuing this practice will become more costly and difficult in years to come, and it is not an appropriate option. Functional ties between Pharmacy and the other Health Sciences make co-location at the Health Science Campus critical.

Impact on Other Facilities and Square Footage: Upon completion of the project, the original 1961 Pharmacy Building will be demolished. In advance of this project, the outdated Quadrangle Residence Hall will be razed, in alignment with campus and housing long-term planning.

Financial Resources for Construction Project: State Appropriations, College of Pharmacy gifts and earnings, Treasurer's Temporary Investment Income, Indirect Cost Recoveries.

Financial Resources for Operations and Maintenance: Building operations funding will continue as it is currently addressed, through General Education Funding. It is expected that modernized and more efficient building systems will result in lower operating costs per square feet.

External Forces Justifying Approval: Continued success of the College of Pharmacy, like every UI college, requires appropriately effective physical space. The current Pharmacy Building is among the most problematic University facilities with respect to operations and deferred maintenance needs; and despite ongoing efforts, the impact to the College and its ability to recruit and retain quality students and faculty becomes more pressing each year. This project has received endorsement and commitment of funds from State of Iowa beginning in FY2016.

**Dental Science Building – Renovate Galagan Auditoria
Evaluation Criteria**

Since the project meets the Board's definition of a major capital project, the University has provided the following information in response to the Board's evaluation criteria.

Institutional Mission / Strategic Plan: Built in 1973, the south wing of the Dental Science Building is currently undergoing significant renovation. This renovation project was made possible by state funding approved in 2011. The south wing of Dental Science Building hosts all clinical activities of the College. When complete in 2016 this project will provide a state-of-the-art experiential lab and instructional environment serving every dentistry student. It will also provide renovated space for fully modernized public clinical services and practice. Building envelope conditions for both the south and north wings will also be addressed.

The smaller north wing of the Dental Science Building hosts the College's administrative and faculty offices, various classroom spaces and research labs. University funds and private gifts to the College have been utilized to address deferred maintenance items and to modernize the north wing. The renovation of the Galagan Auditoria, the link between the two wings, will provide appropriate teaching spaces which is key to the success of the College and its students. The College's educational mission will be enhanced with the inclusion of new audio-visual technology enabling remote lecture and wireless network capabilities.

Other Alternatives Explored: The auditoria serve as a critical component of the College of Dentistry educational mission. The spaces associated with this collection of auditoria have worked well to address classroom needs of the College. Flexibility offered by isolating or combining the auditorium area continues to meet the College's needs. Care and renovation of the area has been incremental in the past. Given the age and condition of the space, the option to coordinate outstanding functional and operational needs is the most sensible and efficient use of funding. Continued use in its current condition without improvements contemplated by this project will increase instances of functional interruptions thus impacting the value of the spaces.

Impact on Other Facilities and Square Footage: This project will not result in the abandonment, transfer or demolition of existing facilities.

Financial Resources for Construction Project: The project will be funded through College of Dentistry Gifts and Earnings.

Financial Resources for Operations and Maintenance: The project involves renovating existing space and will not require new O&M resources. Design of appropriate finishes and modernized systems will reduce daily operational needs for the space.

External Forces Justifying Approval: The College of Dentistry produces approximately 80% of the dentists for the State of Iowa. As the primary collection of large teaching spaces in the building, this modernization is critical to the academic success of the dentistry students and to the recruitment of top dental students.



